

before the execution of these presents, the receipt of which is hereby acknowledged, and the residue, to-wit: the sum of Twelve Thousand, Five Hundred Dollars (\$12,500.00), shall be paid as follows:

(A) One Thousand, Five Hundred Dollars (\$1,500.00) upon institution of proceedings in the Circuit Court for Frederick County, Maryland, for confirmation of this Contract of Sale as hereinafter set forth, and

(B) Eleven Thousand Dollars (\$11,000.00) upon conveyance of title by the Parties of the First Part, or their legally constituted representative or representatives, unto the Parties of the Second Part by a good and sufficient deed for said real estate.

2. It is further agreed that the Parties of the First Part shall cause to be instituted in the Circuit Court for Frederick County, Maryland, without unreasonable delay, appropriate proceedings to secure the confirmation of this Contract of Sale, and upon the approval thereof by the said Circuit Court, and upon the payment of the whole purchase money as hereinbefore provided, the said Parties of the First Part agree to convey their interest in the said real estate, in their individual capacities or by such legally constituted representative or representatives as the said Court may appoint, unto the Parties of the Second Part, their nominee or nominees, by a good and sufficient deed, conveying a good, marketable, fee simple title, free, clear and discharged of all liens and encumbrances other than State and County taxes, which shall be adjusted as of the date of final settlement.

3. It is further agreed by the parties hereto that upon the execution of these presents, the Parties of the Second Part may enter upon the said premises for the purpose of repairs, painting and redecoration, but that no structural changes shall be made to said premises pending conveyance of title thereto.

4. It is further agreed that all repairs and improvements made by the said Parties of the Second Part shall be at their sole expense and risk.

5. It is further agreed by the parties hereto that all policies of insurance now insuring improvements on the said premises shall be continued in full force and effect, at the expense of the Parties of the First Part, pending final settlement.